

## RESOLUTION No. 2011-2969

---

### A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGE CALCULATIONS FOR EFFICIENCY DWELLING UNITS

---

#### RECITALS:

1. Newberg Code 13.05.040 provides for the Council to establish and revise system development charges (SDCs) by resolution.
2. Newberg has established SDCs for wastewater, water, and transportation that have minimum charges for a dwelling unit.
3. The current SDC methodologies provide fees for very small dwelling units that are disproportionately high to their actual impacts on the systems.
4. Efficiency dwelling units are a good option for many in the community needing low cost housing.
5. The Affordable Housing Action Plan recommends considering fee reductions as a way of meeting the communities housing needs.
6. The amendments below would establish SDCs for efficiency dwelling units that are proportional to their impacts on the system.
7. The Affordable Housing Action Committee recommends that the City Council adopt the fee changes below.

#### THE CITY OF NEWBERG RESOLVES AS FOLLOWS:


1. **Efficiency Dwelling Unit Definition.** For purpose of this resolution, "*efficiency dwelling unit*" means a studio or one bedroom dwelling unit with less than 600 square feet floor area and one bathroom. The unit is located on a lot with other dwelling units or primary uses.
2. **Wastewater SDCs.** Wastewater system development charges for efficiency dwelling units shall be charged based on fixture unit counts, as determined by the applicable plumbing code, without a base fee or minimum fixture unit count. Should the developer modify the dwelling unit to add additional fixture units or to change its use, then the developer shall pay additional wastewater SDCs at the rate per fixture unit current at time of payment.
3. **Water SDCs.** Water system development charges for efficiency dwelling units using a separate standard ¾" meter shall be based on a per fixture unit count as determined by the applicable plumbing code. The charge per fixture unit shall be 1/18<sup>th</sup> of the standard water SDC for the ¾" meter. Efficiency dwelling units with 18 or more fixture units shall be charged the standard water SDC rate. Should the developer modify the dwelling to add additional fixture units or change its use, the developer shall pay the difference between the water SDC for the standard meter and the SDC

based on the previous fixture unit, at rates current at time of payment.

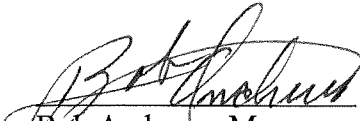
4. **Transportation SDCs.** Transportation system development charges for efficiency dwelling units shall be charged using an average weekday trip rate of 4.5 trips/dwelling unit.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 20, 2011.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 19<sup>th</sup> day of September, 2011.

  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 22<sup>nd</sup> day of September, 2011.

  
Bob Andrews, Mayor

#### LEGISLATIVE HISTORY

By and through Affordable Housing Action Committee at 07 /14 /2010 meeting. Or, None.  
(committee name) (date) (check if applicable)